HOUSING MARKET INFORMATION

HOUSING NOW TABLES
St John's CMA

Date Released: First Quarter 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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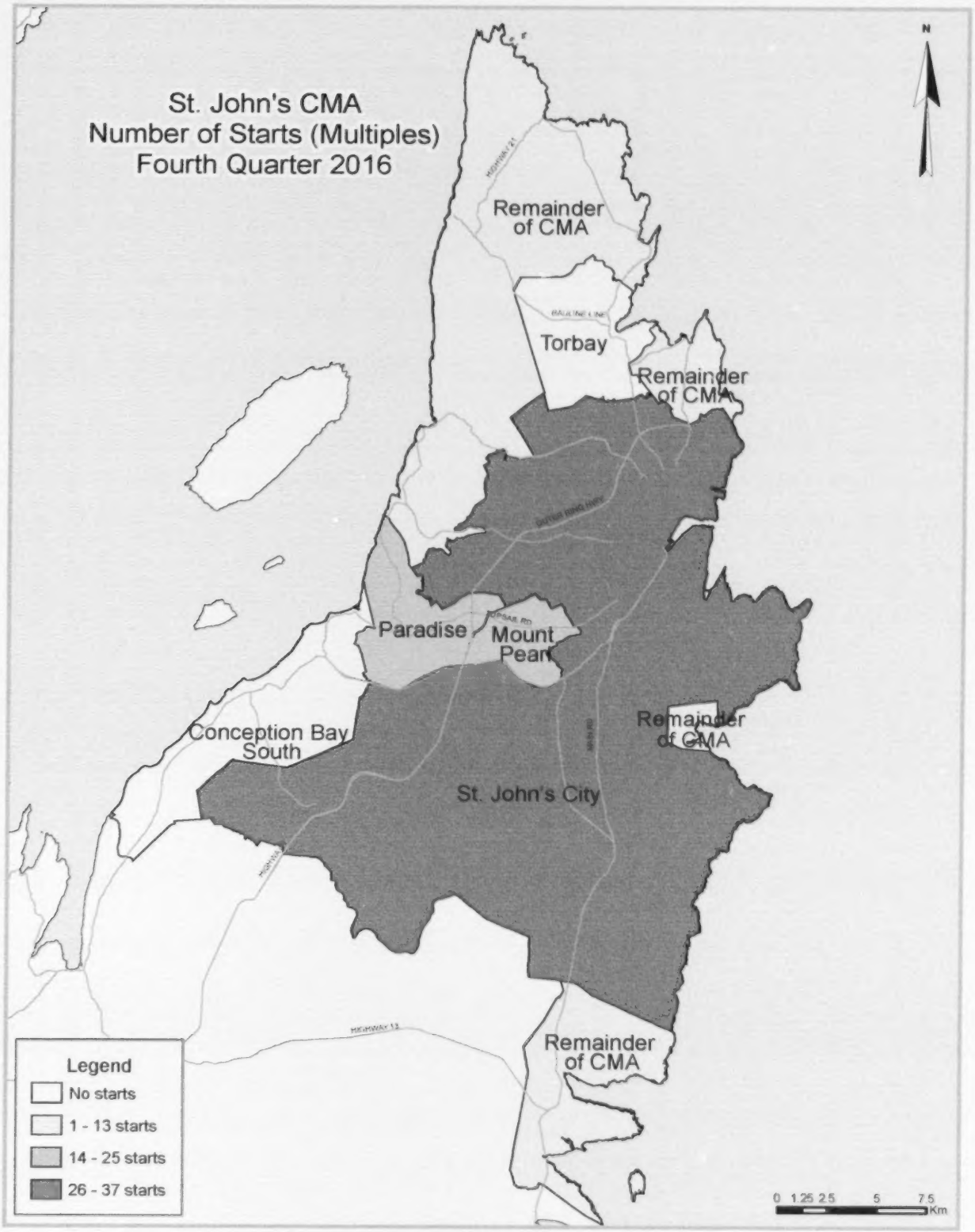
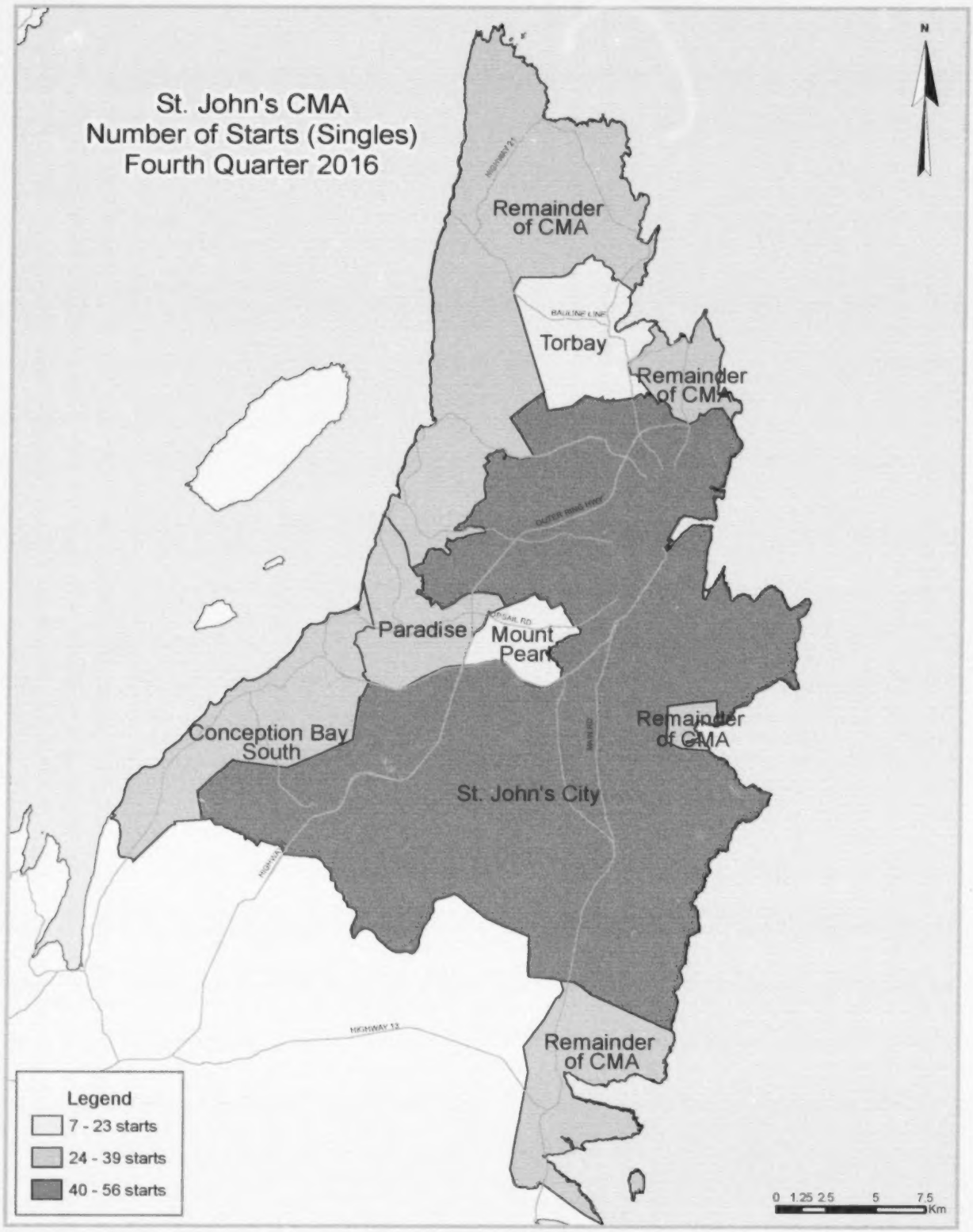
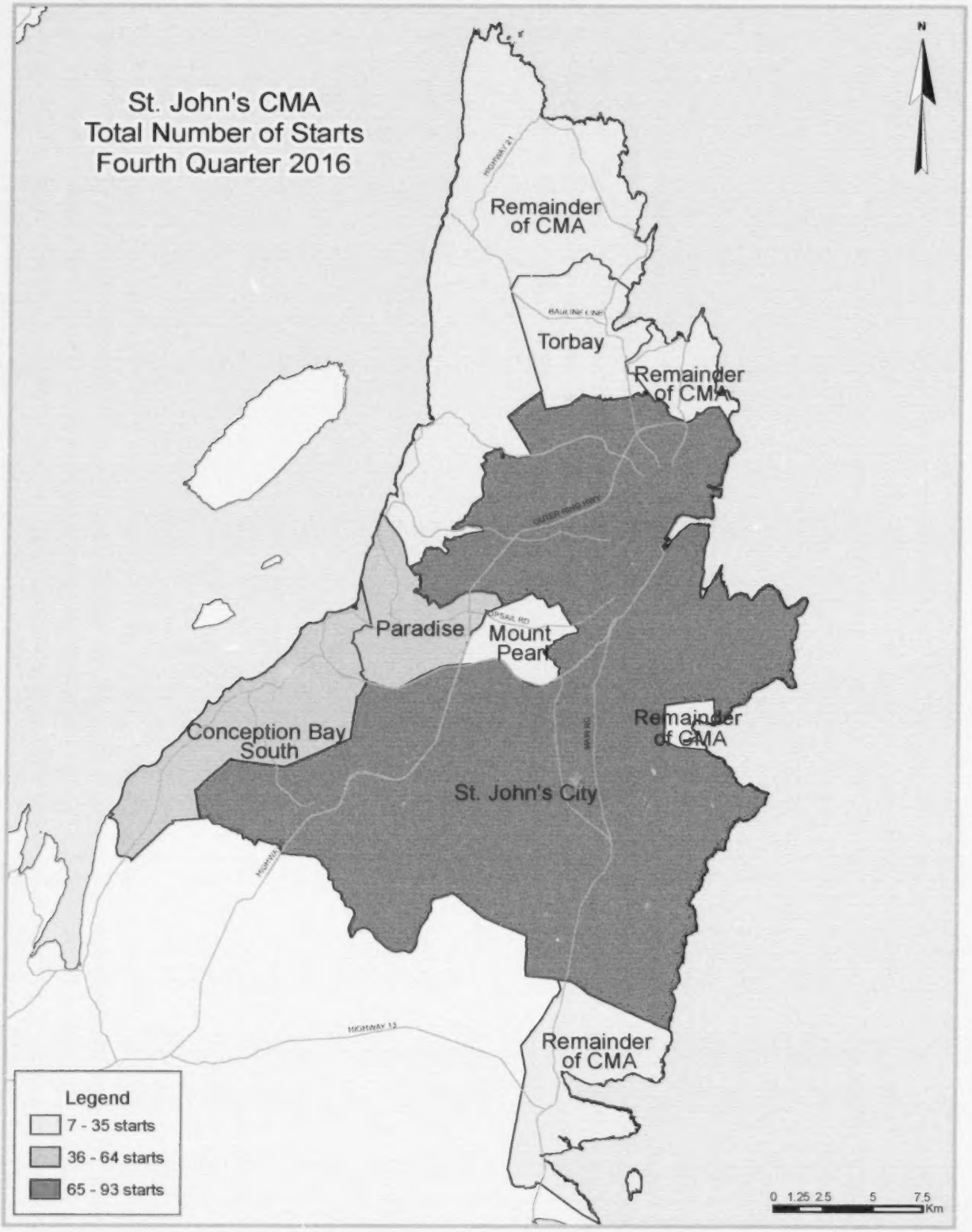
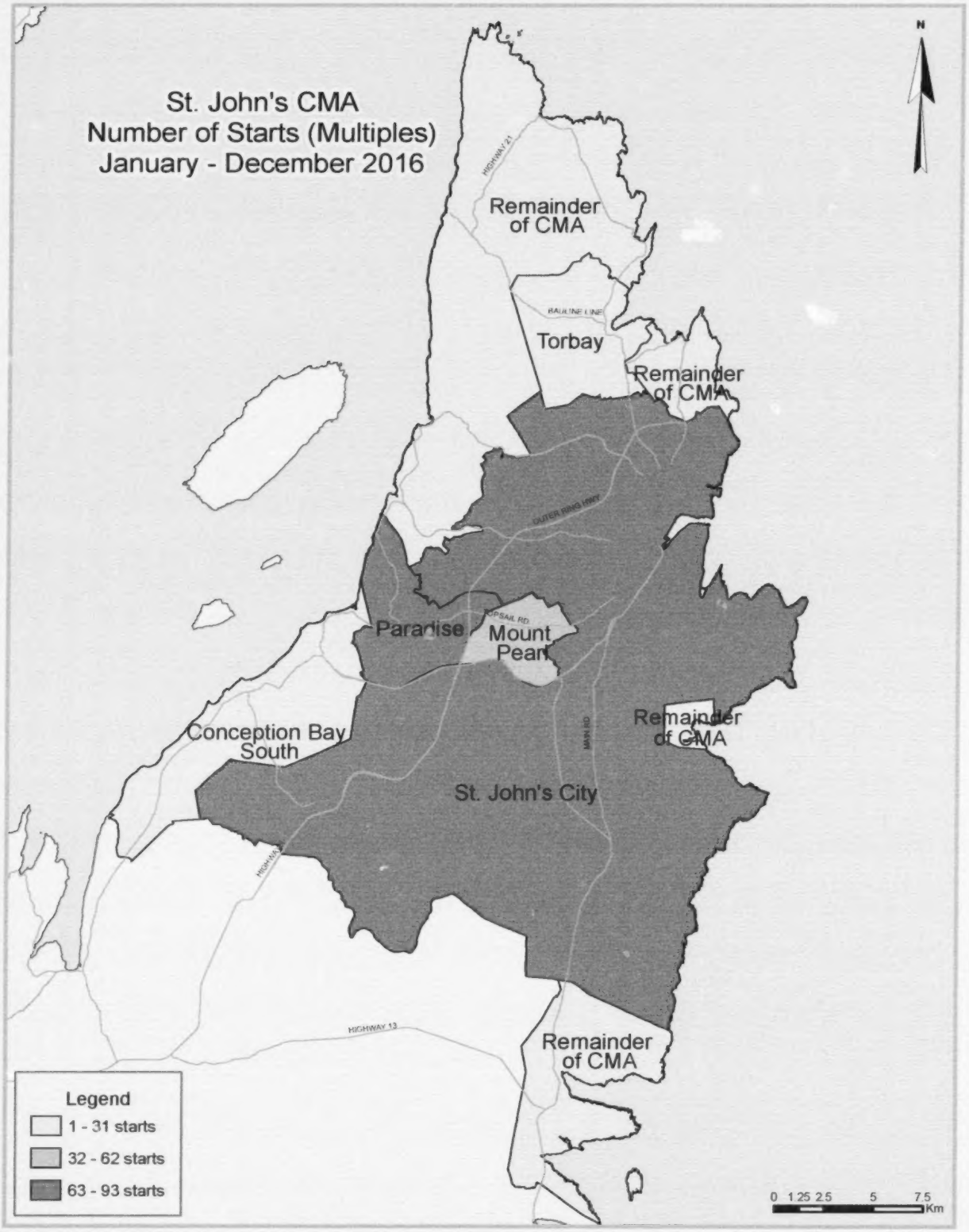
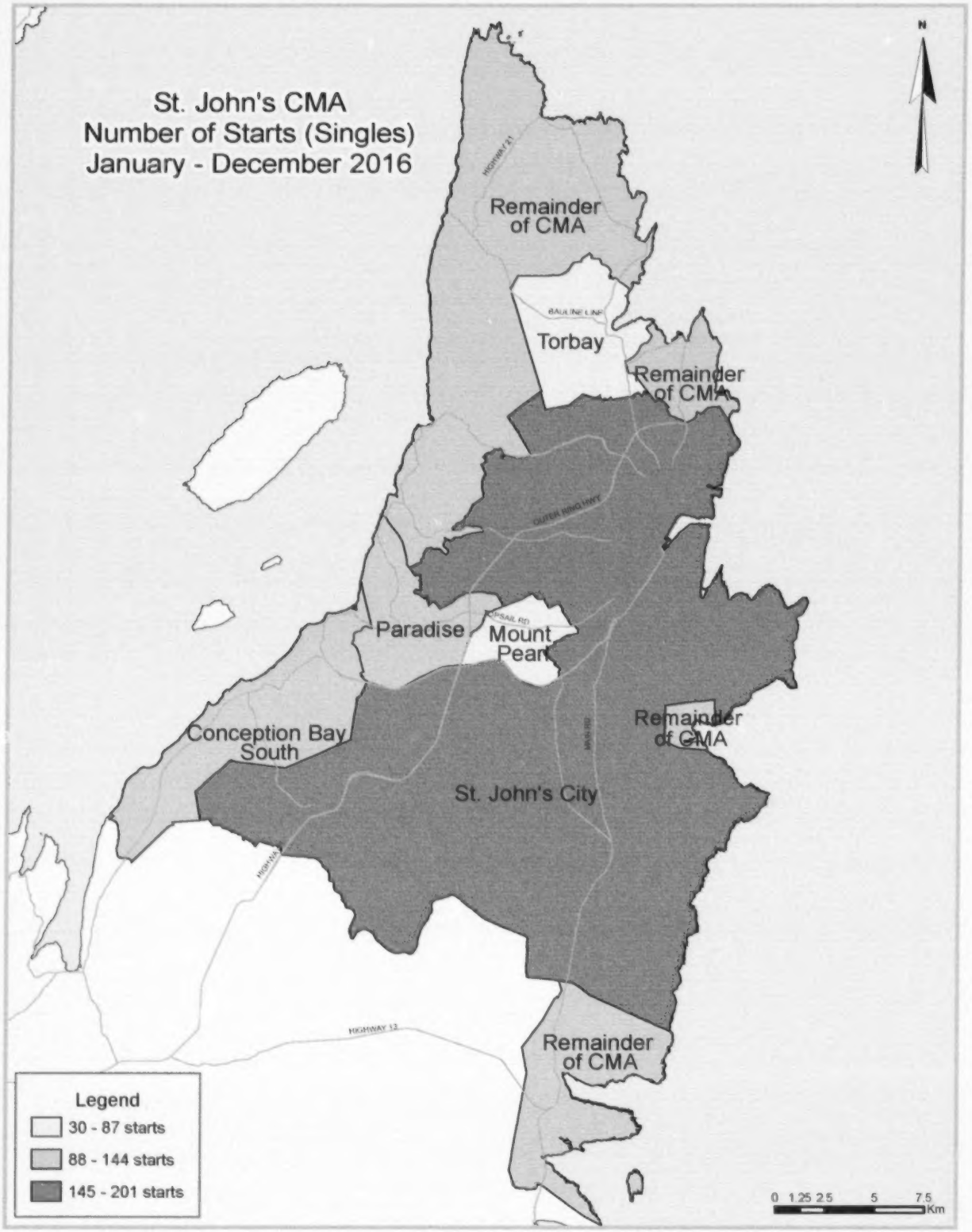
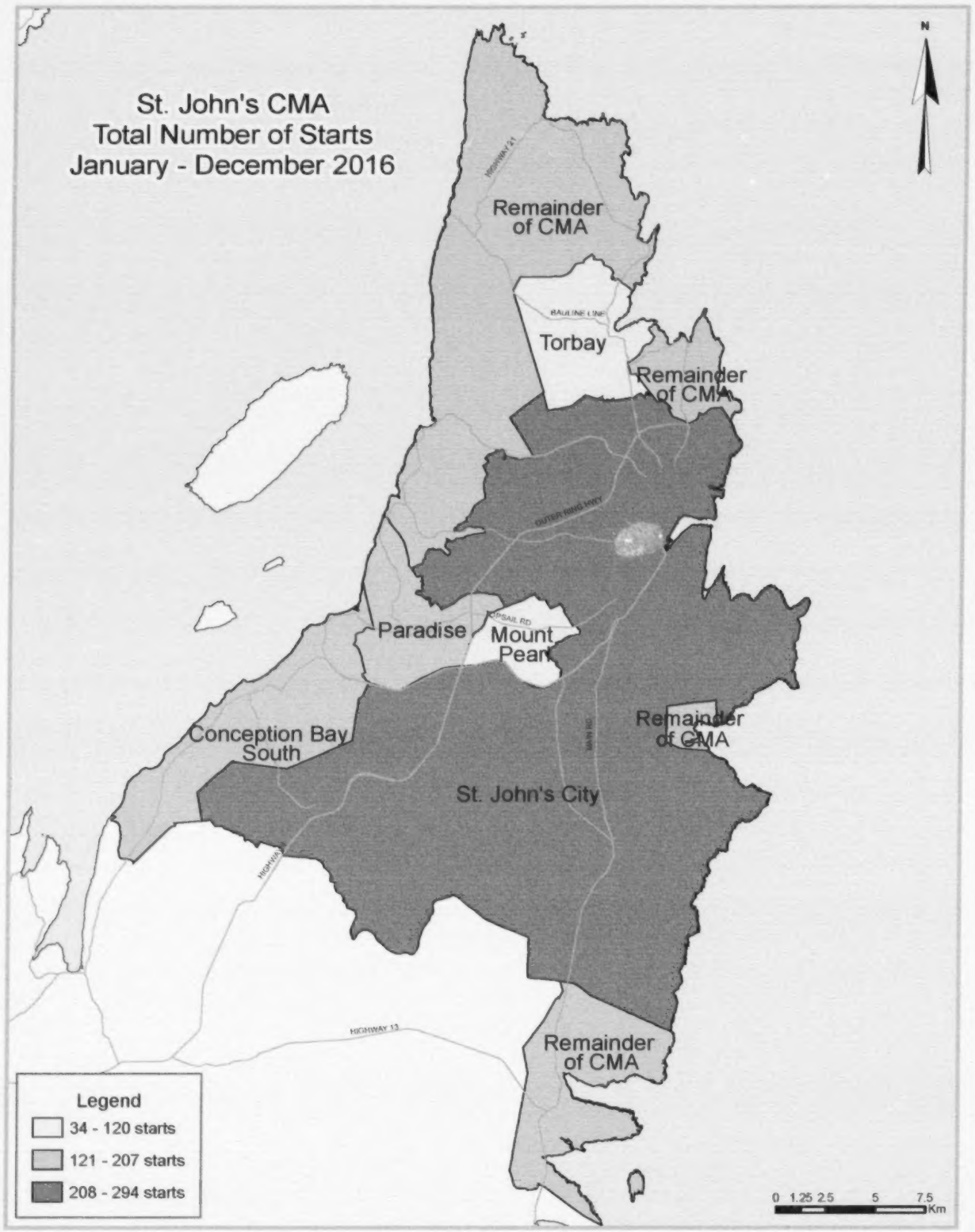

St. John's CMA
Number of Starts (Multiples)
Fourth Quarter 2016
N
Remainder of CMA
Torbay
Remainder of CMA
Paradise
Mount Pearl
Conception Bay South
Remainder of CMA
St. John's City
Remainder of CMA
Legend
No starts
1 - 13 starts
14 - 25 starts
26 - 37 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Singles)
Fourth Quarter 2016
N
Remainder of CMA
Torbay
Remainder of CMA
Paradise
Mount Pearl
Conception Bay South
Remainder of CMA
St. John's City
Remainder of CMA
Legend
7 - 23 starts
24 - 39 starts
40 - 56 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Total Number of Starts
Fourth Quarter 2016
N
Remainder of CMA
Torbay
Remainder of CMA
Paradise
Mount Pearl
Conception Bay South
Remainder of CMA
St. John's City
Remainder of CMA
Legend
7 - 35 starts
36 - 64 starts
65 - 93 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Multiples)
January - December 2016
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
Paradise
TOPSAIL RD
Mount Pearl
Conception Bay South
MAIN RD
Remainder of CMA
St. John's City
HIGHWAY
HIGHWAY 13
Remainder of CMA
Legend
1 - 31 starts
32 - 62 starts
63 - 93 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Singles)
January - December 2016
N
Remainder of CMA
Torbay
Remainder of CMA
Paradise
Mount Pearl
Conception Bay South
Remainder of CMA
St. John's City
Remainder of CMA
Legend
30 - 87 starts
88 - 144 starts
145 - 201 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Total Number of Starts
January - December 2016
N
Remainder of CMA
Torbay
Remainder of CMA
Paradise
Mount Pearl
Conception Bay South
Remainder of CMA
St. John's City
Remainder of CMA
Legend
34 - 120 starts
121 - 207 starts
208 - 294 starts
0 1.25 2.5 5 7.5
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Fourth Quarter 2016								
St. John's CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Oct. 2016	Nov. 2016	Dec. 2016	Oct. 2016	Nov. 2016	Dec. 2016
Single-Detached	729	625	606	518	657	624	594	609
Multiples	256	208	420	288	204	286	294	282
Total	985	833	1,026	806	861	910	888	891
	Quarterly SAAR		Actual			YTD		
	2016 Q3	2016 Q4	2015 Q4	2016 Q4	% change	2015 Q4	2016 Q4	% change
Single-Detached	621	569	227	175	-22.9%	729	625	-14.3%
Multiples	260	304	44	76	72.7%	256	208	-18.8%
Total	881	873	271	251	-7.4%	985	833	-15.4%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of St. John's CMA
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2016	175	22	23	0	0	0	0	31	251
Q4 2015	227	6	1	0	0	0	0	37	271
% Change	-22.9	**	**	n/a	n/a	n/a	n/a	-16.2	-7.4
Year-to-date 2016	625	86	44	0	0	12	0	66	833
Year-to-date 2015	729	16	5	0	8	122	0	105	985
% Change	-14.3	**	**	n/a	-100.0	-90.2	n/a	-37.1	-15.4
UNDER CONSTRUCTION									
Q4 2016	559	64	58	0	4	8	0	74	767
Q4 2015	720	26	17	0	16	8	0	238	1,025
% Change	-22.4	146.2	**	n/a	-75.0	0.0	n/a	-68.9	-25.2
COMPLETIONS									
Q4 2016	199	26	1	0	0	0	10	11	247
Q4 2015	223	0	9	0	11	52	0	26	321
% Change	-10.8	n/a	-88.9	n/a	-100.0	-100.0	n/a	-57.7	-23.1
Year-to-date 2016	784	47	1	0	12	12	11	220	1,087
Year-to-date 2015	869	12	14	0	22	173	20	201	1,311
% Change	-9.8	**	-92.9	n/a	-45.5	-93.1	-45.0	9.5	-17.1
COMPLETED & NOT ABSORBED									
Q4 2016	69	6	0	0	11	16	n/a	n/a	102
Q4 2015	60	0	3	0	6	47	n/a	n/a	116
% Change	15.0	n/a	-100.0	n/a	83.3	-66.0	n/a	n/a	-12.1
ABSORBED									
Q4 2016	193	20	1	0	2	0	n/a	n/a	216
Q4 2015	227	2	6	0	9	41	n/a	n/a	285
% Change	-15.0	**	-83.3	n/a	-77.8	-100.0	n/a	n/a	-24.2
Year-to-date 2016	769	41	4	0	7	17	n/a	n/a	838
Year-to-date 2015	870	10	13	0	21	139	n/a	n/a	1,053
% Change	-11.6	**	-69.2	n/a	-66.7	-87.8	n/a	n/a	-20.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
St. John's City									
Q4 2016	56	14	0	0	0	0	0	23	93
Q4 2015	49	2	1	0	0	0	0	14	66
Conception Bay South									
Q4 2016	39	0	0	0	0	0	0	0	39
Q4 2015	58	0	0	0	0	0	0	10	68
Mount Pearl									
Q4 2016	10	0	23	0	0	0	0	0	33
Q4 2015	26	0	0	0	0	0	0	0	26
Paradise									
Q4 2016	29	8	0	0	0	0	0	7	44
Q4 2015	36	4	0	0	0	0	0	9	49
Torbay									
Q4 2016	7	0	0	0	0	0	0	0	7
Q4 2015	9	0	0	0	0	0	0	2	11
Remainder of the CMA									
Q4 2016	34	0	0	0	0	0	0	1	35
Q4 2015	49	0	0	0	0	0	0	2	51
St. John's CMA									
Q4 2016	175	22	23	0	0	0	0	31	251
Q4 2015	227	6	1	0	0	0	0	37	271
UNDER CONSTRUCTION									
St. John's City									
Q4 2016	192	25	18	0	4	8	0	45	292
Q4 2015	220	10	8	0	11	8	0	169	426
Conception Bay South									
Q4 2016	116	0	19	0	0	0	0	10	145
Q4 2015	160	0	9	0	5	0	0	10	184
Mount Pearl									
Q4 2016	35	10	21	0	0	0	0	2	68
Q4 2015	52	2	0	0	0	0	0	0	54
Paradise									
Q4 2016	71	29	0	0	0	0	0	13	113
Q4 2015	112	14	0	0	0	0	0	37	163
Torbay									
Q4 2016	24	0	0	0	0	0	0	3	27
Q4 2015	34	0	0	0	0	0	0	8	42
Remainder of the CMA									
Q4 2016	121	0	0	0	0	0	0	1	122
Q4 2015	142	0	0	0	0	0	0	14	156
St. John's CMA									
Q4 2016	559	64	58	0	4	8	0	74	767
Q4 2015	720	26	17	0	16	8	0	238	1,025

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
St. John's City									
Q4 2016	65	2	1	0	0	0	0	7	75
Q4 2015	58	0	9	0	11	52	0	16	146
Conception Bay South									
Q4 2016	48	0	0	0	0	0	0	0	48
Q4 2015	48	0	0	0	0	0	0	0	48
Mount Pearl									
Q4 2016	13	2	0	0	0	0	0	0	15
Q4 2015	10	0	0	0	0	0	0	0	10
Paradise									
Q4 2016	30	22	0	0	0	0	0	3	55
Q4 2015	37	0	0	0	0	0	0	10	47
Torbay									
Q4 2016	3	0	0	0	0	0	0	1	4
Q4 2015	17	0	0	0	0	0	0	0	17
Remainder of the CMA									
Q4 2016	40	0	0	0	0	0	10	0	50
Q4 2015	53	0	0	0	0	0	0	0	53
St. John's CMA									
Q4 2016	199	26	1	0	0	0	10	11	247
Q4 2015	223	0	9	0	11	52	0	26	321
COMPLETED & NOT ABSORBED									
St. John's City									
Q4 2016	24	1	0	0	5	16	n/a	n/a	46
Q4 2015	28	0	3	0	3	21	n/a	n/a	55
Conception Bay South									
Q4 2016	13	0	0	0	5	0	n/a	n/a	18
Q4 2015	8	0	0	0	1	0	n/a	n/a	9
Mount Pearl									
Q4 2016	10	0	0	0	1	0	n/a	n/a	11
Q4 2015	4	0	0	0	2	26	n/a	n/a	32
Paradise									
Q4 2016	7	5	0	0	0	0	n/a	n/a	12
Q4 2015	7	0	0	0	0	0	n/a	n/a	7
Torbay									
Q4 2016	2	0	0	0	0	0	n/a	n/a	2
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
Q4 2016	13	0	0	0	0	0	n/a	n/a	13
Q4 2015	13	0	0	0	0	0	n/a	n/a	13
St. John's CMA									
Q4 2016	69	6	0	0	11	16	n/a	n/a	102
Q4 2015	60	0	3	0	6	47	n/a	n/a	116

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
St. John's City									
Q4 2016	68	1	1	0	2	0	n/a	n/a	72
Q4 2015	62	0	6	0	8	37	n/a	n/a	113
Conception Bay South									
Q4 2016	46	0	0	0	0	0	n/a	n/a	46
Q4 2015	48	2	0	0	0	0	n/a	n/a	50
Mount Pearl									
Q4 2016	8	2	0	0	0	0	n/a	n/a	10
Q4 2015	9	0	0	0	1	4	n/a	n/a	14
Paradise									
Q4 2016	29	17	0	0	0	0	n/a	n/a	46
Q4 2015	43	0	0	0	0	0	n/a	n/a	43
Torbay									
Q4 2016	3	0	0	0	0	0	n/a	n/a	3
Q4 2015	18	0	0	0	0	0	n/a	n/a	18
Remainder of the CMA									
Q4 2016	39	0	0	0	0	0	n/a	n/a	39
Q4 2015	47	0	0	0	0	0	n/a	n/a	47
St. John's CMA									
Q4 2016	193	20	1	0	2	0	n/a	n/a	216
Q4 2015	227	2	6	0	9	41	n/a	n/a	285

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of St. John's CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	625	86	44	0	0	12	0	66	833
% Change	-14.3	**	**	n/a	-100.0	-90.2	n/a	-37.1	-15.4
2015	729	16	5	0	8	122	0	105	985
% Change	-19.6	6.7	-61.5	n/a	-60.0	117.9	-100.0	-48.0	-19.9
2014	907	15	13	0	20	56	4	202	1,230
% Change	-26.7	**	-61.8	-100.0	n/a	-41.7	-33.3	-42.5	-29.1
2013	1,237	4	34	6	0	96	6	351	1,734
% Change	-4.3	-77.8	-93.7	n/a	-100.0	-56.4	n/a	**	-19.5
2012	1,292	18	542	0	43	220	0	38	2,153
% Change	-0.8	**	13.4	-100.0	-8.5	**	n/a	72.7	12.0
2011	1,302	4	478	2	47	68	0	22	1,923
% Change	-10.9	-71.4	77.7	-88.9	113.6	**	-100.0	83.3	5.9
2010	1,461	14	269	18	22	4	16	12	1,816
% Change	5.7	-36.4	59.2	**	-42.1	-81.0	166.7	-80.6	6.6
2009	1,382	22	169	3	38	21	6	62	1,703
% Change	-6.9	-77.1	-17.2	n/a	58.3	-22.2	20.0	181.8	-8.6
2008	1,485	96	204	0	24	27	5	22	1,863
% Change	26.5	9.1	18.6	n/a	**	-32.5	n/a	n/a	25.9
2007	1,174	88	172	0	6	40	0	0	1,480

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Fourth Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
St. John's City	56	49	14	2	0	1	23	14	93	66	40.9
Conception Bay South	39	58	0	0	0	0	0	10	39	68	-42.6
Mount Pearl	10	26	0	0	23	0	0	0	33	26	26.9
Paradise	29	36	8	4	0	0	7	9	44	49	-10.2
Torbay	7	9	0	0	0	0	0	2	7	11	-36.4
Remainder of the CMA	34	49	0	0	0	0	1	2	35	51	-31.4
St. John's CMA	175	227	22	6	23	1	31	37	251	271	-7.4

Table 2.1: Starts by Submarket and by Dwelling Type January - December 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
St. John's City	201	212	25	2	11	9	57	175	294	398	-26.1
Conception Bay South	134	176	0	0	10	0	0	10	144	186	-22.6
Mount Pearl	41	50	10	0	23	0	2	0	76	50	52.0
Paradise	95	117	51	14	0	0	14	36	160	167	-4.2
Torbay	30	39	0	0	0	0	4	8	34	47	-27.7
Remainder of the CMA	124	135	0	0	0	0	1	2	125	137	-8.8
St. John's CMA	625	729	86	16	44	9	78	231	833	985	-15.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
St. John's City	0	1	0	0	0	0	23	14
Conception Bay South	0	0	0	0	0	0	0	10
Mount Pearl	23	0	0	0	0	0	0	0
Paradise	0	0	0	0	0	0	7	9
Torbay	0	0	0	0	0	0	0	2
Remainder of the CMA	0	0	0	0	0	0	1	2
St. John's CMA	23	1	0	0	0	0	31	37

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
St. John's City	11	9	0	0	12	126	45	49
Conception Bay South	10	0	0	0	0	0	0	10
Mount Pearl	23	0	0	0	0	0	2	0
Paradise	0	0	0	0	0	0	14	36
Torbay	0	0	0	0	0	0	4	8
Remainder of the CMA	0	0	0	0	0	0	1	2
St. John's CMA	44	9	0	0	12	126	66	105

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Fourth Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
St. John's City	70	52	0	0	23	14	93	66
Conception Bay South	39	58	0	0	0	10	39	68
Mount Pearl	33	26	0	0	0	0	33	26
Paradise	37	40	0	0	7	9	44	49
Torbay	7	9	0	0	0	2	7	11
Remainder of the CMA	34	49	0	0	1	2	35	51
St. John's CMA	220	234	0	0	31	37	251	271

Table 2.5: Starts by Submarket and by Intended Market January - December 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
St. John's City	237	219	12	130	45	49	294	398
Conception Bay South	144	176	0	0	0	10	144	186
Mount Pearl	74	50	0	0	2	0	76	50
Paradise	146	131	0	0	14	36	160	167
Torbay	30	39	0	0	4	8	34	47
Remainder of the CMA	124	135	0	0	1	2	125	137
St. John's CMA	755	750	12	130	66	105	833	985

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Fourth Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
St. John's City	65	58	2	0	1	16	7	72	75	146	-48.6
Conception Bay South	48	48	0	0	0	0	0	0	48	48	0.0
Mount Pearl	13	10	2	0	0	0	0	0	15	10	50.0
Paradise	30	37	22	0	0	0	3	10	55	47	17.0
Torbay	3	17	0	0	0	0	1	0	4	17	-76.5
Remainder of the CMA	40	53	0	0	10	0	0	0	50	53	-5.7
St. John's CMA	199	223	26	0	11	16	11	82	247	321	-23.1

Table 3.1: Completions by Submarket and by Dwelling Type January - December 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
St. John's City	234	292	8	0	8	31	181	260	431	583	-26.1
Conception Bay South	177	160	1	8	5	0	2	3	185	171	8.2
Mount Pearl	58	47	2	0	0	11	0	48	60	106	-43.4
Paradise	131	168	36	2	0	0	38	64	205	234	-12.4
Torbay	42	47	0	2	0	0	9	3	51	52	-1.9
Remainder of the CMA	143	155	0	0	10	10	2	0	155	165	-6.1
St. John's CMA	785	869	47	12	23	52	232	378	1,087	1,311	-17.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
St. John's City	1	16	0	0	0	56	7	16
Conception Bay South	0	0	0	0	0	0	0	0
Mount Pearl	0	0	0	0	0	0	0	0
Paradise	0	0	0	0	0	0	3	10
Torbay	0	0	0	0	0	0	1	0
Remainder of the CMA	0	0	10	0	0	0	0	0
St. John's CMA	1	16	10	0	0	56	11	26

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
St. John's City	8	21	0	10	12	132	169	128
Conception Bay South	5	0	0	0	0	0	2	3
Mount Pearl	0	11	0	0	0	45	0	3
Paradise	0	0	0	0	0	0	38	64
Torbay	0	0	0	0	0	0	9	3
Remainder of the CMA	0	0	10	10	0	0	2	0
St. John's CMA	13	32	10	20	12	177	220	201

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Fourth Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
St. John's City	68	67	0	63	7	16	75	146
Conception Bay South	48	48	0	0	0	0	48	48
Mount Pearl	15	10	0	0	0	0	15	10
Paradise	52	37	0	0	3	10	55	47
Torbay	3	17	0	0	1	0	4	17
Remainder of the CMA	40	53	0	0	10	0	50	53
St. John's CMA	226	232	0	63	21	26	247	321

Table 3.5: Completions by Submarket and by Intended Market January - December 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
St. John's City	242	306	19	139	170	138	431	583
Conception Bay South	178	168	5	0	2	3	185	171
Mount Pearl	60	47	0	56	0	3	60	106
Paradise	167	170	0	0	38	64	205	234
Torbay	42	49	0	0	9	3	51	52
Remainder of the CMA	143	155	0	0	12	10	155	165
St. John's CMA	832	895	24	195	231	221	1,087	1,311

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
St. John's City													
Q4 2016	0	0.0	1	1.5	16	23.5	18	26.5	33	48.5	68	392,500	462,034
Q4 2015	1	1.7	1	1.7	8	13.3	16	26.7	34	56.7	60	412,500	447,383
Year-to-date 2016	2	0.9	4	1.7	31	13.2	70	29.9	127	54.3	234	402,500	444,456
Year-to-date 2015	2	0.7	4	1.4	28	9.7	64	22.2	190	66.0	288	430,000	471,455
Conception Bay South													
Q4 2016	4	8.7	11	23.9	14	30.4	8	17.4	9	19.6	46	325,000	371,177
Q4 2015	3	6.3	18	37.5	14	29.2	0	0.0	13	27.1	48	320,000	348,669
Year-to-date 2016	11	6.5	60	35.3	48	28.2	25	14.7	26	15.3	170	307,500	342,239
Year-to-date 2015	8	5.0	57	35.8	39	24.5	16	10.1	39	24.5	159	320,000	348,528
Mount Pearl													
Q4 2016	0	0.0	2	25.0	2	25.0	3	37.5	1	12.5	8	-	334,504
Q4 2015	0	0.0	0	0.0	5	55.6	3	33.3	1	11.1	9	-	343,000
Year-to-date 2016	0	0.0	13	25.0	20	38.5	10	19.2	9	17.3	52	295,000	361,095
Year-to-date 2015	0	0.0	16	32.0	19	38.0	6	12.0	9	18.0	50	317,500	346,609
Paradise													
Q4 2016	0	0.0	1	3.4	6	20.7	11	37.9	11	37.9	29	370,000	401,444
Q4 2015	0	0.0	1	2.3	11	25.6	14	32.6	17	39.5	43	380,000	407,021
Year-to-date 2016	0	0.0	6	4.6	29	22.3	41	31.5	54	41.5	130	370,000	412,923
Year-to-date 2015	1	0.6	2	1.1	40	23.0	67	38.5	64	36.8	174	380,000	413,994
Torbay													
Q4 2016	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Q4 2015	0	0.0	0	0.0	2	11.1	2	11.1	14	77.8	18	-	514,403
Year-to-date 2016	0	0.0	0	0.0	3	7.5	3	7.5	34	85.0	40	-	540,699
Year-to-date 2015	0	0.0	0	0.0	5	10.6	10	21.3	32	68.1	47	-	474,849
Remainder of the CMA													
Q4 2016	0	0.0	0	0.0	6	15.4	9	23.1	24	61.5	39	-	545,212
Q4 2015	0	0.0	1	2.1	8	17.0	10	21.3	28	59.6	47	425,000	515,715
Year-to-date 2016	0	0.0	10	7.0	12	8.4	31	21.7	90	62.9	143	-	516,613
Year-to-date 2015	2	1.3	10	6.7	25	16.7	33	22.0	80	53.3	150	425,000	508,733
St. John's CMA													
Q4 2016	4	2.1	15	7.8	44	22.8	50	25.9	80	41.5	193	380,000	433,037
Q4 2015	4	1.8	21	9.3	48	21.3	45	20.0	107	47.6	225	395,000	431,480
Year-to-date 2016	13	1.7	93	12.1	143	18.6	180	23.4	340	44.2	769	385,000	424,647
Year-to-date 2015	13	1.5	89	10.3	156	18.0	196	22.6	414	47.7	868	395,000	431,813

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2016						
Submarket	Q4 2016	Q4 2015	% Change	YTD 2016	YTD 2015	% Change
St. John's City	462,034	447,383	3.3	444,456	471,455	-5.7
Conception Bay South	371,177	348,669	6.5	342,239	348,528	-1.8
Mount Pearl	334,504	343,000	-2.5	361,095	346,609	4.2
Paradise	401,444	407,021	-1.4	412,923	413,994	-0.3
Torbay	-	514,403	n/a	540,699	474,849	13.9
Remainder of the CMA	545,212	515,715	5.7	516,613	508,733	1.5
St. John's CMA	433,037	431,480	0.4	424,647	431,813	-1.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	Fourth Quarter 2016			Fourth Quarter 2015			% Change		
	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price	Average Days on Market
St. John's City	297	291,568	47	264	310,926	72	12.5	-6.2	-34.7
Mount Pearl	56	283,312	50	39	285,815	50	43.6	-0.9	0.0
St. Thomas - Paradise - Topsail	74	338,952	63	60	311,548	112	23.3	8.8	-43.8
Conception Bay South	76	291,623	76	53	278,932	73	43.4	4.5	4.1
East Extern	43	403,588	58	35	325,875	62	22.9	23.8	-6.5
Bay Bulls - Mobile	6	346,583	93	2	195,500	182	200.0	77.3	-48.9
St. John's CMA	552	305,973	54	453	304,494	75	21.9	0.5	-28.0

Submarket	Year-to-date 2016			Year-to-date 2015			% Change		
	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price	Average Days on Market
St. John's City	1,326	298,470	56	1,371	310,818	67	-3.3	-4.0	-16.4
Mount Pearl	261	274,522	60	265	293,594	54	-1.5	-6.5	11.1
St. Thomas - Paradise - Topsail	312	329,291	77	372	336,820	89	-16.1	-2.2	-13.5
Conception Bay South	328	295,039	82	336	289,228	76	-2.4	2.0	7.9
East Extern	201	394,250	82	256	353,438	71	-21.5	11.5	15.5
Bay Bulls - Mobile	23	267,657	80	40	270,933	82	-42.5	-1.2	-2.4
St. John's CMA	2,451	307,322	66	2,640	324,131	71	-7.2	-5.2	-7.0

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Source: Newfoundland and Labrador Association of REALTORS®

Table 6: Economic Indicators
Fourth Quarter 2016

		Interest Rates			NHPI, Total, St. John's CMA 2007=100	CPI, 2002 =100	St. John's Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	151.3	126.1	118.7	5.7	70.9	998
	February	567	2.89	4.74	151.3	127.2	118.3	5.9	70.7	988
	March	567	2.89	4.74	151.4	128.7	118.0	6.3	70.8	979
	April	561	2.89	4.64	151.3	128.1	117.0	6.6	70.2	982
	May	561	2.89	4.64	151.2	129.4	117.1	6.4	70.1	982
	June	561	2.89	4.64	151.2	129.7	116.4	6.4	69.7	984
	July	561	2.89	4.64	151.6	129.5	115.6	6.3	69.1	992
	August	561	2.89	4.64	151.6	129.7	115.3	6.5	69.0	994
	September	561	2.89	4.64	151.6	129.2	115.2	6.6	69.0	996
	October	561	2.89	4.64	151.6	129.3	115.7	6.6	69.2	987
	November	561	3.14	4.64	151.9	128.9	115.5	6.3	68.8	986
	December	561	3.14	4.64	151.9	128.4	114.4	6.4	68.1	971
2016	January	561	3.14	4.64	151.9	128.9	113.6	6.7	67.7	953
	February	561	3.14	4.64	152.0	129.3	113.3	7.6	68.1	937
	March	561	3.14	4.64	151.8	129.9	114.4	7.4	68.5	928
	April	561	3.14	4.64	151.8	130.6	115.5	7.5	69.1	931
	May	561	3.14	4.64	151.9	131.2	117.3	6.8	69.5	937
	June	561	3.14	4.64	151.9	132.7	118.6	6.8	70.1	941
	July	567	3.14	4.74	151.4	133.8	119.0	6.7	70.2	947
	August	567	3.14	4.74	151.2	133.5	118.5	6.7	70.0	958
	September	561	3.14	4.64	151.5	134.1	118.4	7.0	69.9	968
	October	561	3.14	4.64	151.5	134.6	116.7	8.2	69.8	971
	November	561	3.14	4.64	151.5	133.8	115.8	9.2	69.9	979
	December	561	3.14	4.64		133.7	114.1	9.9	69.4	982

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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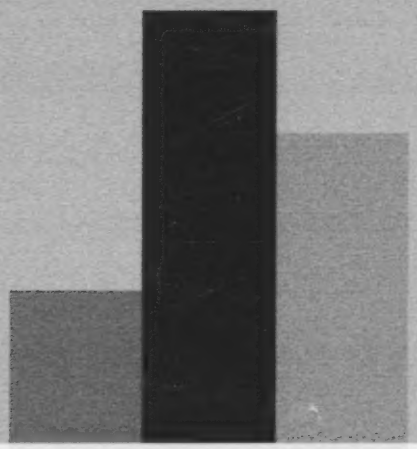

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- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
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